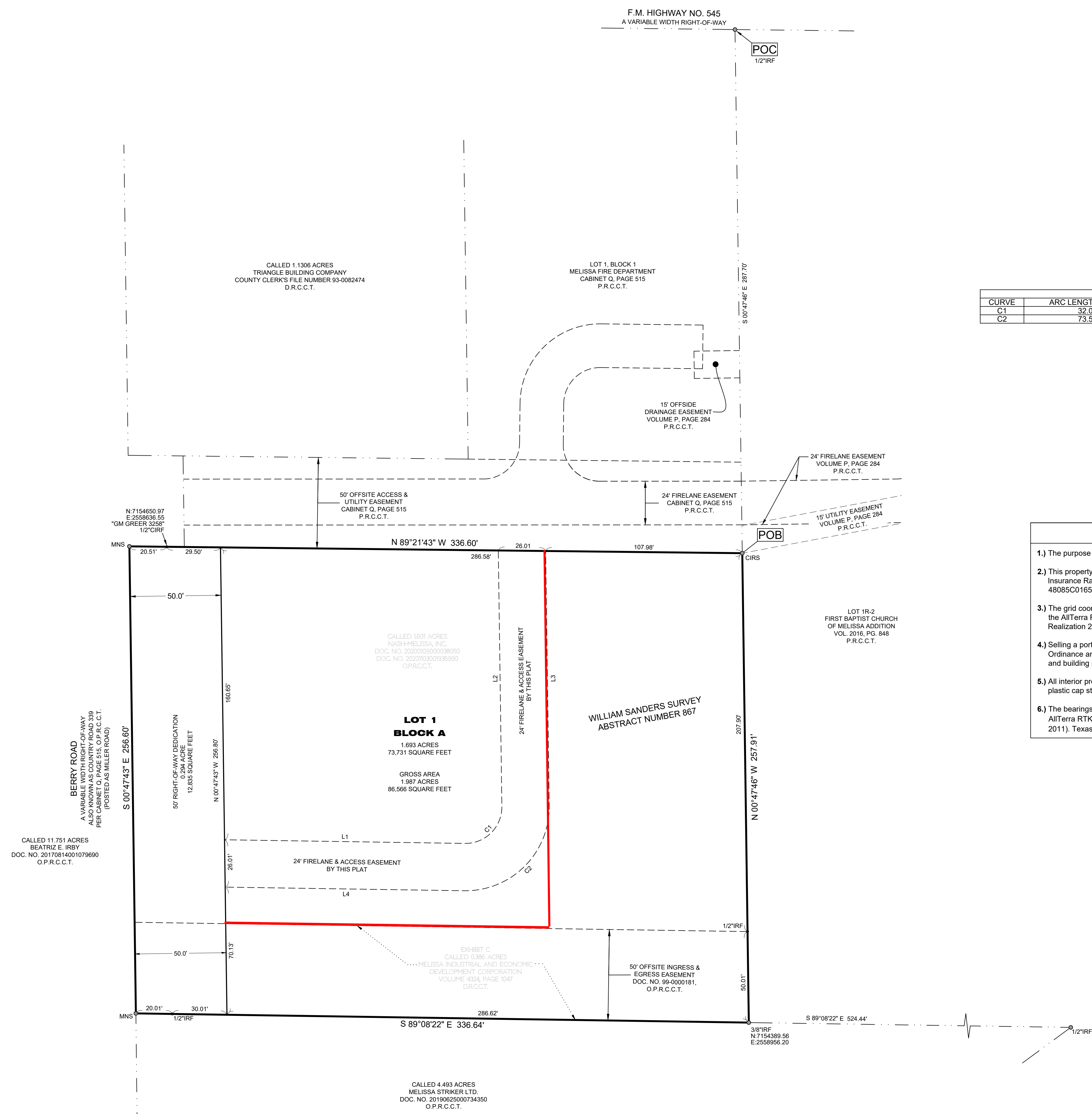


LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°07'53" E	132.02'
L2	N 00°47'46" W	140.68'
L3	S 00°47'46" E	140.03'
L4	N 89°07'53" W	131.27'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.00'	20.00'	91°39'53"	N 45°02'10" E	28.69'
C2	73.59'	46.00'	91°39'53"	S 45°02'10" W	65.99'

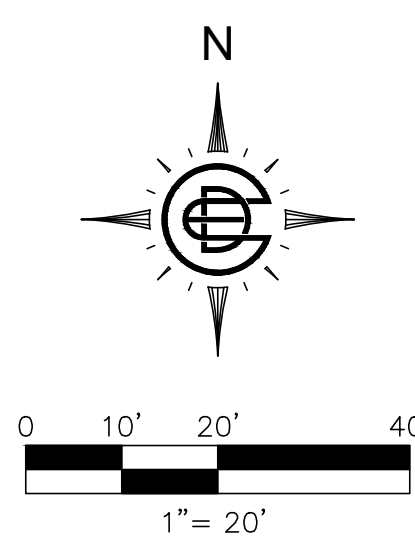


- GENERAL NOTES**
- 1.) The purpose of this plat is to create one lot of record from two (2) upland tracts.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0165J.
 - 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).

Project 2204.016-02	EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 08-30-2022	
Drafter EN	

SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	ENGINEER Development Engineering Consultants, LLC 5300 Town & Country Boulevard Suite: 150 Frisco, TX 75034	OWNER NASH-Melissa, Inc. 941 Circle in the Woods Fairview, TX 75069	OWNER Melissa Industrial and Economic Development Corporation 901 U.S. HWY 121 Melissa, TX 75454
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FINAL PLAT
NASH ADDITION
LOT 1, BLOCK A
 BEING 1.987 ACRES OF LAND SITUATED IN THE
 WILLIAM SANDERS SURVEY, ABSTRACT No. 867,
 CITY OF MELISSA, COLLIN COUNTY, TEXAS



SITE DATA	
LOT AREA:	1.69 ACRES (73,731 SQ. FT.)
ZONING:	I-1 - LIGHT INDUSTRIAL DISTRICT
PROPOSED USE:	I-1
BUILDING AREA:	21,241 SQ. FT.
FLOOR/AREA RATIO:	0.29
PARKING REQUIRED:	22 SPACES (1/1,000)
PARKING PROVIDED:	49 SPACES
18'x9':	3 SPACES
ACCESSIBLE:	52 SPACES (1/409)

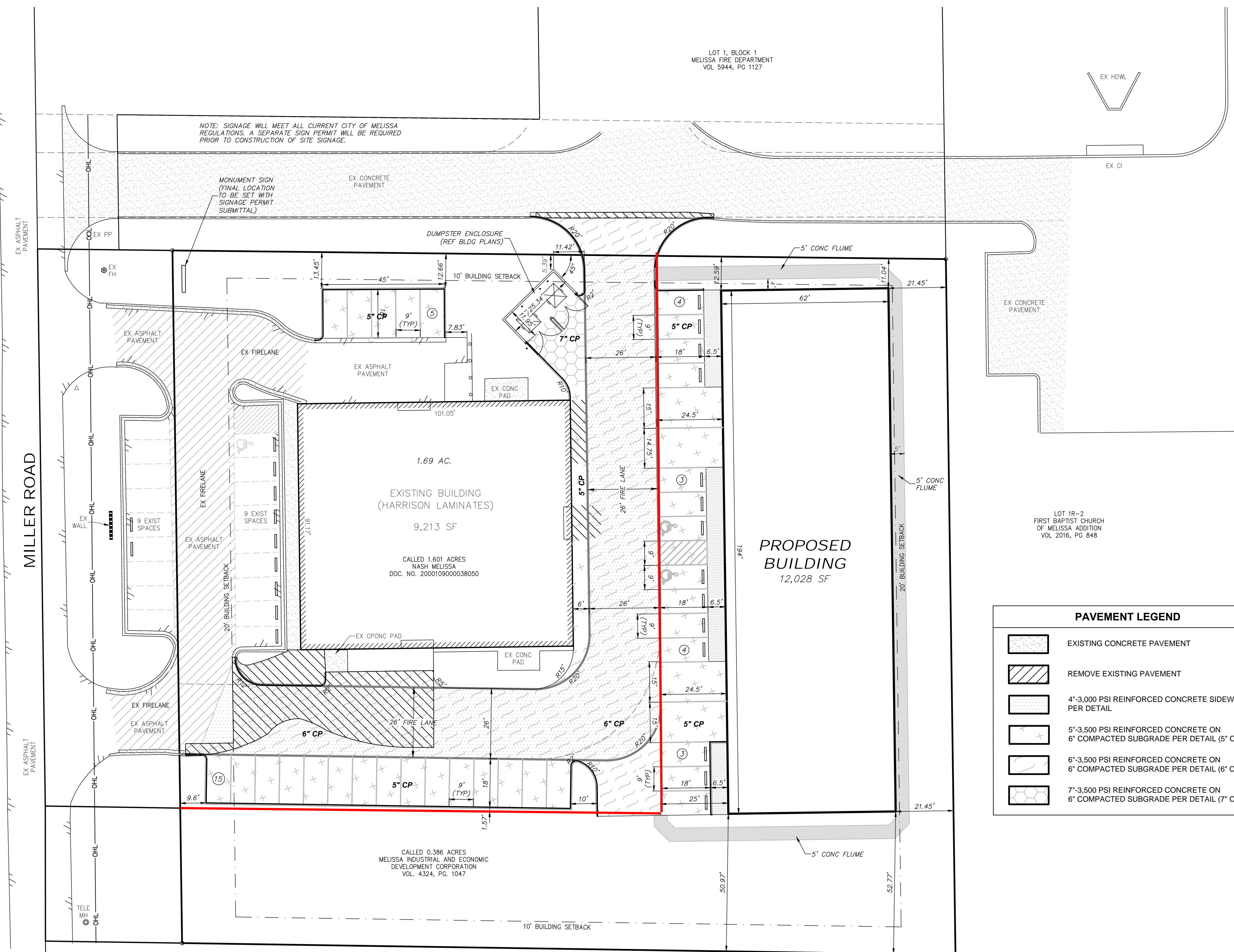
CIVIL ENGINEER
 DEVELOPMENT ENGINEERING CONSULTANTS, LLC
 FIRM REGISTRATION/AUTHORIZATION
 5300 TOWN & COUNTRY BOULEVARD, SUITE 150
 FRISCO, TEXAS 75034
 469-897-5560 | dec-en.com
 CONTACT: NAME
 EMAIL: lowercase

OWNER / DEVELOPER
 NASH GROUP REAL ESTATE, INC.
 7200 W. UNIVERSITY DRIVE
 MCKINNEY, TEXAS 75071
 CONTACT: MR. JACK HARVARD

PROJECT ARCHITECT
 TLS ARCHITECTS, LLC
 1615 BARCLAY DRIVE
 CARROLLTON, TEXAS 75007
 PHONE: (214) 682-0307
 CONTACT: JO ABAYA
 EMAIL: jcabaya@live.com

LANDSCAPE ARCHITECT
 TLS ARCHITECTS, LLC
 1615 BARCLAY DRIVE
 CARROLLTON, TEXAS 75007
 PHONE: (214) 682-0307
 CONTACT: JO ABAYA
 EMAIL: jcabaya@live.com

PAVEMENT LEGEND	
	EXISTING CONCRETE PAVEMENT
	REMOVE EXISTING PAVEMENT
	4\"/>
	5\"/>
	6\"/>
	7\"/>



NOTE: SIGNAGE WILL MEET ALL CURRENT CITY OF MELISSA REGULATIONS. A SEPARATE SIGN PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION OF SITE SIGNAGE.

MONUMENT SIGN (FINAL LOCATION TO BE SET WITH SIGNAGE PERMIT SUBMITTAL)

DUMPSTER ENCLOSURE (REF BLDG PLANS)

1.69 AC.
 EXISTING BUILDING
 (HARRISON LAMINATES)
 9,213 SF

PROPOSED BUILDING
 12,028 SF

CALLED 0.386 ACRES
 MELISSA INDUSTRIAL AND ECONOMIC
 DEVELOPMENT CORPORATION
 VOL. 4324, PG. 1047

CALLED 4.493 AC
 MELISSA STRIKER LTD
 DOC #20190625000734350

CALLED 11.751 AC
 BEATRIZ E. IRBY
 DOC #20170814001079690

"ACCEPTED FOR CONSTRUCTION"			
CITY ENGINEER	DATE	PLANNING DIRECTOR	DATE
CITY OF MELISSA, TEXAS		CITY OF MELISSA, TEXAS	

#	MM/DD/YY	TEXT	REVISIONS

SITE PLAN	
HARRISON LAMINATES	
2530 MILLER ROAD	
CITY OF MELISSA, TEXAS	
PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF SHAWN ROCKENBAUGH, P.E.	 5300 TOWN & COUNTRY BOULEVARD, SUITE 150 FRISCO, TEXAS 75034 469-897-0960 TBPE FIRM NO. F-20255
ISSUE DATE 08/03/22	DEC FILE NO. 105911
CITY FILE NO. -	SHEET NO. C3.1
P.E. NO.: 855667 DATE: 08/03/22	